| 079.0 | 0003 | 0012.B | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 592,000 / | 592,000 |
| | | | | | USE VALUE: | 592,000 / | 592,000 |
| | | | | | ASSESSED: | 592,000 / | 592,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 3 | | BRATTLE PL, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | LANE ELIZABETH A |
| Owner 2: | AMAMOTO RYOJI |
| Owner 3: | |
| Street 1: | 3 BRATTLE PL |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MAYER STEVEN LEROY - |
| Owner 2: | - |
| Street 1: | 3 BRATTLE PL |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Aluminum Exterior and 768 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6470.000 | 162,100 | | 429,900 | 592,000 |
| Total Card | 0.149 | 162,100 | | 429,900 | 592,000 |
| Total Parcel | 0.149 | 162,100 | | 429,900 | 592,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 770.83 | /Parcel: 770.83

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 49316 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 11/17/18 |

!6462!

## PREVIOUS ASSESSMENT

Parcel ID: 079.0-0003-0012.B

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 162,100 | 0 | 6,470. | 429,900 | 592,000 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 156,400 | 0 | 6,470. | 429,900 | 586,300 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 156,400 | 0 | 6,470. | 429,900 | 586,300 | 586,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 152,200 | 0 | 6,470. | 429,900 | 582,100 | 582,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 152,200 | 0 | 6,470. | 288,600 | 440,800 | 440,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 152,200 | 0 | 6,470. | 276,300 | 428,500 | 428,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 152,200 | 0 | 6,470. | 251,800 | 404,000 | 404,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 142,600 | 0 | 6,470. | 202,700 | 345,300 | 345,300 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 03:57:27 |

## LAST REV

| Date | Time |
|---|---|
| 11/23/21 | 11:18:11 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6462

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MAYER STEVEN LE | 79047-141 | 1 | 11/1/2021 | | 622,500 | No | No | | |
| MAYER MILDRED I | 73256-72 | 1 | 9/10/2019 | Convenience | 99 | No | No | | Mildred Irene Mayer dod 5/20/2020 |
| FOLEY LESLIE A | 73256-69 | 1 | 9/10/2019 | Convenience | 99 | No | No | | |
| MAYER MILDRED I | 72846-331 | | 6/28/2019 | Convenience | 1 | No | No | | |
| | 8486-35 | | 4/28/1955 | Family | | No | No | | Lester F Mayer dod 3/30/1992 |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/17/2018 | Inspected | BS | Barbara S |
| 11/5/2018 | MEAS&NOTICE | BS | Barbara S |
| 5/12/2009 | Measured | 197 | PATRIOT |
| 2/14/2000 | Inspected | 263 | PATRIOT |
| 1/13/2000 | Mailer Sent | | |
| 1/12/2000 | Measured | 243 | PATRIOT |
| 12/1/1981 | | MS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 49316 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6470 | | Sq. Ft. | Site | | 0 | 70. | 0.95 | 11 | | | | | | | | | 429,870 | | | | | | 429,900 | |

| Total AC/HA: | 0.14853 | Total SF/SM: | 6470 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 429,870 | Spl Credit | | Total: | 429,900 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1A - 1 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 3 - Aluminum | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | MUSTARD | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1954 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Fair |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Fair |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Fair |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 110.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 148.485 |
| Other Features: | 49550 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 234900 |
| Depreciation: | 72819 |
| Depreciated Total: | 162081 |

## COMMENTS

OF=SHOWER STALL IN BMT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 0 | BRs: | 0 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

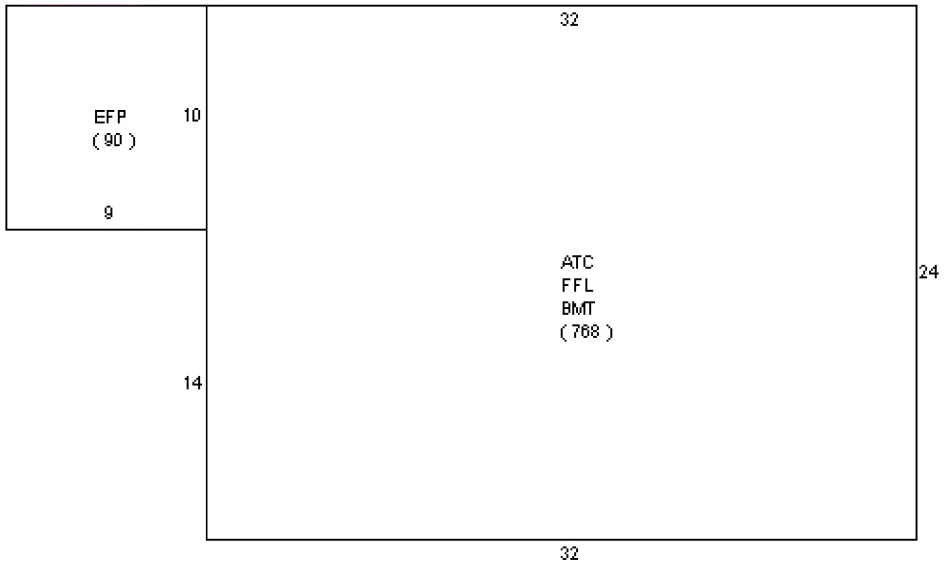
| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| | 5 | 3 | |

| Totals | | |
|---|---|---|
| 0 | | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | | Before Depr: | 148.49 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 85.54 |
| Final Total: | 162100 | Val/Su SzAd | 156.35 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 768 | 44.550 | 34,211 |
| FFL | First Floor | 768 | 148.490 | 114,037 |
| ATC | Attic | 269 | 118.790 | 31,930 |
| EFP | Enclos Porch | 90 | 57.470 | 5,172 |

| Net Sketched Area: | 1,895 | Total: | 185,350 |
|---|---|---|---|
| Size Ad | 1036.7999 | Gross Area | 2394 | FinArea | 768 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| ATC | 100 | UNF | 50 | | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

079.0-0003-0012.B

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X10 | A | AV | 1980 | 0.00 | T | 31.2 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc